



2016 IMPACT FEES PARKS & RECREATION

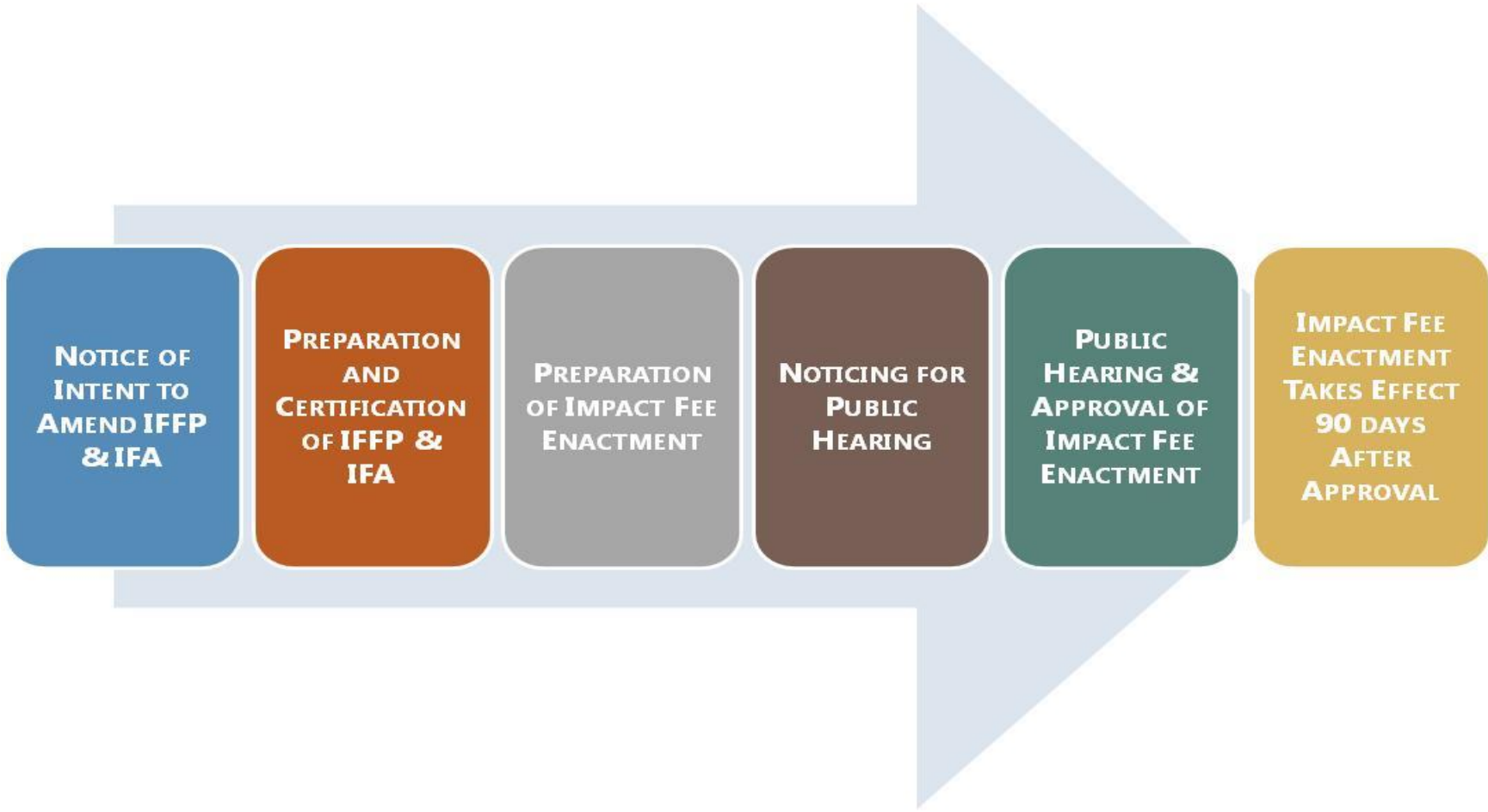
CITY OF SOUTH SALT LAKE, UTAH

APRIL 2016

INTRODUCTION TO IMPACT FEES

- **Impact Fees**: payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public facilities.
- **“Public facilities”** means only the following impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity:
 - Water rights and water supply, treatment, storage, and distribution facilities
 - Wastewater collection and treatment facilities;
 - Storm water, drainage, and flood control facilities;
 - Municipal power facilities;
 - Roadway facilities;
 - **Parks, recreation facilities, open space, and trails;**
 - Public safety facilities; or
 - Environmental mitigation.
- Utah Code Title 11 Chapter 36A, the “Impact Fees Act” outlines the requirements to establish impact fees.

IMPACT FEE PROCESS



INTRODUCTION TO IMPACT FEES

- Before imposing an impact fee, each local political subdivision or private entity shall prepare:



IMPACT FEE FACILITIES PLAN (IFFP)

Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.



IMPACT FEE ANALYSIS (IFA)

Proportionately allocates the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered.

INTRODUCTION TO IMPACT FEES

- The following elements are important considerations when completing an IFFP and IFA:



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- **Service Area:**
 - All areas within the City
- **Demand Analysis:**
 - Population is expected to increase from 24,995 in 2015 to 27,611 in 2025.
 - Represents an increase of 2,615 residents (AAGR = 1%).

Growth-driven method utilizes the existing level of service and perpetuates that level of service into the future.



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- Existing Inventory

	TOTAL ACREAGE/MILES	LESS DONATED	FINAL ACRES	CITY OWNED & FUNDED ACRES/MILES	ESTIMATED LAND VALUE FOR CITY OWNED ACRES	2015 EST. CITY FUNDED IMPROV. VALUE
All Parks	36.36	0.66	35.70	15.86	\$8,164,836	\$6,805,530
Indoor Recreation Space	-	-	-	-	-	\$2,272,516
Trails	8.3	-	-	2.55	-	\$555,900
Bike Trails	7.7	-	-	6.1	-	\$36,171

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- **Level of Service:**
 - The level of service consists of two components:
 - Land Value per Capita (or the cost to purchase the land in 2015); and
 - Improvement Value per Capita for each type of park improvement.

	LAND VALUE PER CAPITA	IMPROVEMENT VALUE PER CAPITA	TOTAL VALUE PER CAPITA
All Parks	\$327	\$272	\$599
Indoor Recreation Space	-	\$91	\$91
Trails	-	\$22	\$22
Bike Trails	-	\$1	\$1
Total	\$327	\$387	\$714

*Land values are estimated conservatively using recent comparable land purchases by the City.
Per capita value based on 2015 population of 24,995.*

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- Capital Facility Analysis:**

- Based on the expected changes in population through 2025, the City will need to invest approximately \$1.9 million in parks and recreation.

	TOTAL VALUE PER CAPITA	POPULATION INCREASE IFFP HORIZON (2015-2025)	INVEST IN PARKS OVER IFFP HORIZON
All Parks	\$599	2,615	\$1,566,232
Indoor Recreation Space	\$91	2,615	\$237,755
Trails	\$22	2,615	\$58,159
Bike Trails	\$1	2,615	\$3,784
Total	\$714		\$1,865,931

- Resources to Finance System Improvements:**

- The General Fund and impact fees will continue to be a source of revenue for park improvements.



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- Park Impact Fee Scenario 1 (Indoor Recreation Space Included):**

	LAND VALUE PER CAPITA	VALUE OF IMPROVEMENTS PER CAPITA	TOTAL VALUE PER CAPITA
Parks, Facilities, and Trails			
Parks	\$327	\$272	\$599
Indoor Recreation Space	\$0	\$91	\$91
Trails	\$0	\$22	\$22
Bike Trails	\$0	\$1	\$1
Other			
Professional Services Expense		\$8,700	\$6
Estimate of Impact Fee Per Capita			\$719

IMPACT FEE PER HH	PERSONS PER HH	FEE PER HH
Single Family (per unit)	2.67	\$1,920
Multi Family (per unit)	2.56	\$1,841

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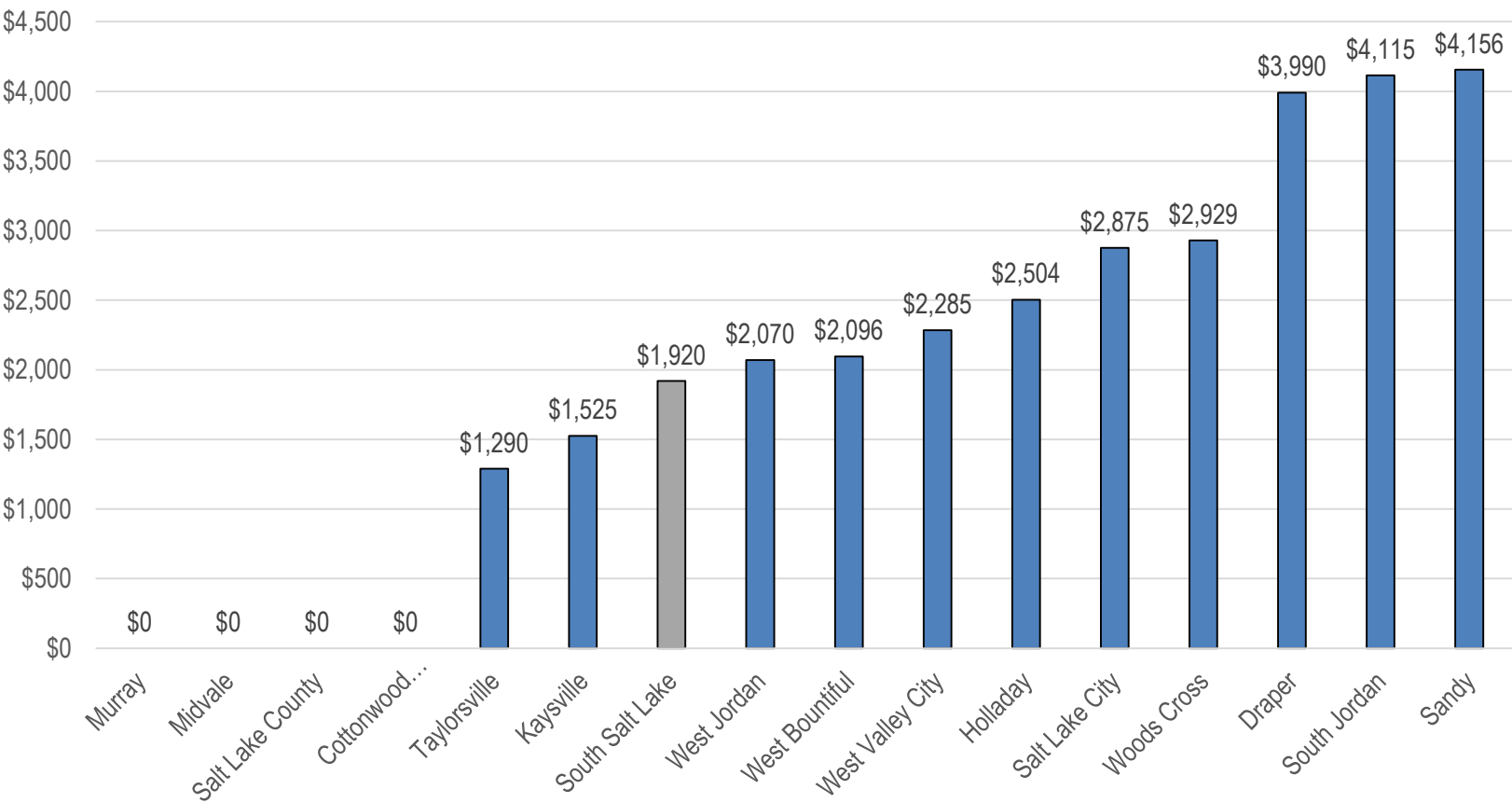
- Park Impact Fee Scenario 2 (No Indoor Recreation Space):**

	LAND VALUE PER CAPITA	VALUE OF IMPROVEMENTS PER CAPITA	TOTAL VALUE PER CAPITA
Parks, Facilities, and Trails			
Parks	\$327	\$272	\$599
Trails	\$0	\$22	\$22
Bike Trails	\$0	\$1	\$1
Other			
Professional Services Expense		\$8,700	\$6
Estimate of Impact Fee Per Capita			\$628

IMPACT FEE PER HH	PERSONS PER HH	FEE PER HH
Single Family (per unit)	2.67	\$1,677
Multi Family (per unit)	2.56	\$1,608

SUMMARY

- Comparative Analysis (Parks & Recreation Impact Fee):**





SUMMARY

- Comparative Analysis (All Impact Fees):**

